



# Punjab Government Gazette

## EXTRAORDINARY

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HOUSING-II BRANCH)

### NOTIFICATION

The 28th March, 2016

**No.8/5/2015-1HgII/890.**-As an endeavour of the Government to make available '**Affordable Housing**' to Lower Middle Income Group of society the Governor of Punjab is pleased to notify a comprehensive '**Affordable Housing Policy 2016**' for the State of Punjab.

This policy shall come into effect from the date of its notification.

1. This policy shall be known as '**Affordable Housing Policy 2016**'. All references to 'policy' in this document shall imply to '**Affordable Housing Policy 2016**'.
2. This policy is intended to encourage the planning and development of 'Group Housing Projects' to ensure increased supply of 'Affordable Housing' in the State of Punjab.
3. The maximum area that can be used for Affordable Housing shall not exceed 10% of the total gross area of the project subject to the condition that no site used for Affordable Housing shall be less than 5 acres contiguous and compact chunk of land. However, in case of small projects where minimum 5 acres chunk of land required for affordable housing exceeds 10% limit of total project area, in that case the condition of maximum 10% area shall not be applicable.
4. Affordable housing shall be allowed within 20% area permissible for Group Housing in plotted residential development projects and no separate site in addition to 20% Group Housing shall be permissible for construction of affordable housing. Where the affordable housing is a part of plotted residential development project in that case the area under affordable housing shall be considered as part of the 20% area permissible for Group Housing.
5. All such projects shall be required to be necessarily **completed within a period of 5 years** from the date of issue of license. This date shall be referred to as the 'date of commencement of project' for the purpose of this policy. The promoter shall ensure all statutory clearances. The licence taken under PAPRA, 1995 shall not be renewed beyond 5 years.

## 1. **SITING PARAMETERS**

The projects under this policy shall be permitted as per zoning regulations of the respective Master Plan. The minimum area for which such projects can be allowed shall be governed by the following criteria:-

| Sr. No. | Master Plans   | Minimum area required (in acres) outside M.C. limits  | Minimum area required (in acres) within M.C. limits   |
|---------|--|---|---|
| 1       | i) Master Plan SAS Nagar.<br>ii) Master Plan New Chandigarh. | 5 acres as part of plotted/ flatted residential project. No standalone projects shall be permissible in any zone of these Master Plans including mixed land use zone. | 2.5 acres as part of plotted/ flatted residential project. No standalone projects shall be permissible in any zone of these Master Plans including mixed land use zone. |
| 2       | Rest of the Master plans in the State of Punjab              | 5 acres as part of plotted/ flatted residential project or as a standalone project in the residential and mixed land use zone of the Master Plan.                     | 2.5 acres as part of plotted/ flatted residential project or as a standalone project in the residential and mixed land use zone of the Master Plan.                     |

## 2. **PLANNING AND AREA PARAMETERS**

i) **Planning Parameters:** The planning parameters for the projects allowed under this policy shall be as below:

- a) Density permitted: Maximum up to 750 persons per acre
- b) Maximum FAR allowed: 1:2.50
- c) Minimum Approach Road: 60'-0"
- d) Maximum Ground Coverage allowed: 40%
- e) Minimum Area under organized Open Space: 20% of the site area
- f) Occupancy Norm (for density calculations): 5 persons per flat

ii) **Type of Apartment and Area under such Apartments:**

- a) The super area of the apartments shall range from **750 sq ft to 900** sq ft in size.
- b) The term "super area" shall mean the gross covered area of the building including the area covered by all such parts/areas in the project which the allottee shall use by sharing with other occupants of the project including entrance lobby, driver's/common toilet at ground floor, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts, common corridors and passages, staircases, munties, services area including but not limited to lift machine room, maintenance offices/ stores, security/ fire control rooms and architectural features, if provided.

iii) **Parking Norms:**

The parking space shall be provided at one Equivalent Car Space (ECS) for each dwelling unit with 10% additional guest parking. Surface parking may be provided up to 20% and rest of the parking shall be provided in basement (s) or under stilts.

iv) **Common facilities:**

The following common facilities' sites in any such project shall be provided by the promoter of the project:

- a) One built-up Community Hall of not less than 3000 sq ft for every 5 acre area. For area more than 5 acres there will be proportionate increase in the built up area of the Community Hall.
- b) Where the site of affordable housing project is a part of overall layout plan of a colony in that case the provision of one built-up Nursery school cum crèche may not be mandatory as the other school sites proposed in the overall layout of the colony may serve this population but where the affordable housing is being developed as a standalone project in that case the provision of one built up nursery school-cum-crèche of not less than 3000 sq ft area for every 5 acres project shall be mandatory and for area more than 5 acres there will be proportionate increase in the built up area of the Nursery school-cum-crèche.

v) **Maintenance of colony after completion of project:**

A commercial component of 2.5% of the plot area (shall be part of overall 40% ground coverage of the project) shall be allowed in the project to enable the coloniser to maintain the colony **free-of-cost** for a period of **five years** from the date of grant of occupation certificate, after which the colony shall stand transferred to the “Association of Apartment Owners” constituted under the Punjab Apartment Ownership Act 1995 and for maintenance.

**3. APPLICABLE FEES & CHARGES:**

In order to boost the construction of affordable housing for masses by the private promoters and **to keep the allotment rates within the affordable range of the applicants, 50% of the rate of CLU, EDC, LF/ PF as applicable to group housing projects in the respective zone** shall be chargeable. However, the charges for commercial component shall be as fixed under policy Notified by Notification No. 17/17/2001-5Hg2/P.F./47962/1 dated 06.05.2013 or as amended from time to time. The benefit of concession should pass on to the consumer, so this should be mentioned separately in pricing/ marketing brochures. The price of the dwelling units once fixed shall not be escalated during completion of the project.

The delivery of complete dwelling units shall be time bound and in case the delivery is not made within the fixed time period, the promoter has to pay simple interest @ 10% on the amount received from buyers for first three months and beyond three months a penal interest @ 15% shall be payable to the buyers. In case of delayed payment by the buyers, the same rate of simple interest and penal interest shall be chargeable by the promoter on the delayed instalments from the buyers.

In order to encourage early completion of projects, in case the colonizer completes the project in 3 years from the date of commencement of project and gets occupation certificate in such period, the payment of last instalment of EDC shall be waived off by the concerned Development Authority.

**VISWAJEET KHANNA**

Chandigarh

The 22nd March, 2016

Principal Secretary to Government of Punjab

Department of Housing & Urban Development

**DEPARTMENT OF LOCAL GOVERNMENT  
(LOCAL GOVERNMENT 1 BRANCH)**

**NOTIFICATION**

The 28th March, 2016

**No. 14/1/2015-5LG1/720319/1.-** In exercise of the powers conferred by sub-section (2) of section

71 of the Punjab Municipal Corporation Act, 1976 (Punjab Act No. 42 of 1976) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Municipal Corporation Services (Recruitment and Conditions of Service ) Rules, 1978, namely:-

### RULES

1. (1) These rules may be called the Punjab Municipal Corporation Services (Recruitment and Conditions of Service) (Amendment) Rules, 2016.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Municipal Corporation Services (Recruitment and Conditions of Service) Rules, 1978 (hereinafter referred to as the said rules), in rule 5, in sub-rule (2) for clause (iv), the following clause shall be substituted, namely:-

"(iv) In respect of the Punjab Service of Corporation Medical Health Officers, Punjab Service of Corporation Assistant Medical Health Officers and Punjab Service of Corporation Accountants Grade 1, mentioned at serial Nos. 25, 26 and 36 in Appendix 'A' – twenty percent by direct recruitment and eighty percent by promotion in accordance with the provisions made in Appendix 'B';".

3. In the said rules, in Appendix 'B', in the Table, –

(a) for serial No. 21 and entries relating thereto, the following serial No. and entries relating thereto shall be substituted, namely:-

| Sr. No. | Name of Service                                    | Qualifications for direct recruitment  | Qualifications for promotion  |
|---------|--|--|---|
| "21     | Punjab Service of Corporation Assistant Architects | A degree or Diploma in Architecture or its equivalent from a recognised university or institution. | <p>From amongst the members of the Punjab Service of Corporation Architectural Assistants, who have an experience of working in such Service for a minimum period of three years:</p> <p>Provided that if no such member is available, then from amongst the members of the Punjab Service of Corporation Head Draftsmen who have Diploma/Degree in Architecture and who have an experience of working in such service for a minimum period of seven years or total service of ten years including service as Draftsman:</p> <p>Provided further that if no such member is available, then from amongst the members of the Punjab Service of Corporation Draftsmen who have Diploma/Degree in Architecture and who have an experience of working in such service for a minimum period of ten years.";</p> |

(b) for serial Nos. 24 and entries relating thereto, the following serial No. and entries relating thereto shall be substituted, namely:-

| Sr. No. | Name of Service                                | Qualifications for direct recruitment                     | Qualifications for promotion  |
|---------|--|---|---|
| "24     | Punjab Service of Corporation Legal Assistants | Law Graduate from a recognised university or institution. | From amongst the members of the Punjab Service of Corporation Senior Assistants/ Inspectors , who are Law Graduates and have experience of working as such for a minimum period of five years:<br><br>Provided that if no such member is available, then from amongst the Class III employees of Municipal Corporations in the State of Punjab, who are Law Graduates and who have an experience of working as such for a minimum period of five years."; and |

(c) for serial Nos. 29 and entries relating thereto, the following serial No. and entries relating thereto shall be substituted, namely:-

| Sr. No. | Name of Service                                 | Qualifications for direct recruitment   | Qualifications for promotion  |
|---------|---|---|---|
| "29     | Punjab Service of Corporation Sub Fire Officers | (i) Graduate, preferably in Science subjects, from a recognized university or institution and should have passed Sub-Officer course from the National Fire Service College, Nagpur, and (ii) should have following physical standards:-<br>(a) Minimum Height 5'-5"<br>(b) Chest 33.5" unexpanded with 1.5" expansion.<br>(c) Eye sight 6/6 both eyes without glasses.<br>(d) Running a distance of 100 yards, with a weight of 60 kilograms stones, in one minute.<br>(e) Lifting the hook ladder to a vertical position from 3rd and 6th round.<br>(f) Climbing a rope or a vertical pipe to a height of 10 feet from the ground. | (i) From amongst the persons working as Leading Firemen or Firemen in Municipal Corporations in the State of Punjab, who have an experience of working on either one or both of these posts for a minimum period of twelve years; and<br>(ii) have passed the Sub Officer Course from the National Fire Service College, Nagpur". |

Chandigarh  
The 22nd March, 2016

**VIKAS PRATAP, IAS**  
Secretary to Government, Punjab,  
Department of Local Government.